

PLANNING COMMISSION

January 15, 2020

Action Minutes

WELCOME

SALUTE TO THE FLAG

ROLL CALL

PRESENT: Commissioners Ballard, Griswold, Allen, Bonilla, Caballero, Oliverio, Yesney

ABSENT: None

1. CALL TO ORDER & ORDERS OF THE DAY

Meeting called to order at 6:30 p.m.

2. PUBLIC COMMENT

No comments

3. DEFERRALS AND REMOVALS FROM CALENDAR

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the Press Table.

Staff will provide an update on the items for which deferral is being requested. If you want to change any of the deferral dates recommended, or speak to the question of deferring these or any other items, you should say so at this time.

No Items.

4. CONSENT CALENDAR

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Planning Commission, staff, or the public to have an item removed from the consent calendar and considered separately.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time.

- a. [CP19-003 \(Administrative Hearing\)](#). Conditional Use Permit to allow the conversion of two existing 8,491-square foot, one-story vacant medical office buildings to a Day Care Center with a 58-square foot addition to connect these two buildings to accommodate up to 133 children and 20 staff, to exceed the noise criteria of the Zoning Ordinance at the residences to the west of the playground, and the removal of one ordinance-sized tree on an approximately 0.89-gross acre site North of Hamilton Avenue, approximately 670 feet westerly of Meridian Avenue (1711 Hamilton Avenue) (Verbicaro I LLC, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15303(c) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ANGELA WANG

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE THE STAFF RECOMMENDATION TO:

- 1. CONSIDER THE EXEMPTION IN ACCORDANCE WITH CEQA; AND**
- 2. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW THE REMOVAL OF ONE ORDINANCE-SIZED TREE AND THE CONVERSION OF TWO EXISTING 8,491-SQUARE FOOT, ONE-STORY VACANT MEDICAL OFFICE BUILDINGS TO A DAY CARE CENTER WITH A 58-SQUARE FOOT ADDITION TO CONNECT THESE TWO BUILDINGS TO ACCOMMODATE UP TO 133 CHILDREN AND 20 STAFF, AND TO EXCEED THE NOISE CRITERIA OF THE ZONING ORDINANCE AT THE RESIDENCES TO THE WEST OF THE PLAYGROUND ON AN APPROXIMATELY 0.89-GROSS ACRE SITE.**

COMMISSIONER YESNEY SECONDED THE MOTION (7-0-0)

- b. [CP19-028](#). Conditional Use Permit and Determination of Public Convenience or Necessity for an ABC License to allow the off-sale of alcohol (full range of alcoholic beverages) at an existing 1,150-square foot retail store on an approximately 0.46-gross acre site located on the southeast corner of North King Road and Mabury Road (788 North King Road) (Rosado Letica and Carmelo G, Owner) Council District: 3. CEQA: Exempt pursuant to CEQA Section 15301(a) for Existing Facilities. *Dropped from 12/11/19.*

PROJECT MANAGER, ALEC ATIENZA

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:

- 1. CONSIDER THE EXEMPTION IN ACCORDANCE WITH CEQA**
- 2. RECOMMEND THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY TO ALLOW THE OFF-SALE OF ALCOHOL (TYPE 21 FULL RANGE OF ALCOHOLIC BEVERAGES) AT AN EXISTING 1,150-SQUARE FOOT RETAIL STORE ON AN APPROXIMATELY 0.46-GROSS ACRE SITE.**

COMMISSIONER YESNEY SECONDED THE MOTION (7-0-0)

5. PUBLIC HEARING

Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

No items.

6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

No Items

7. GOOD AND WELFARE

a. Report from City Council

On January 14, 2020, City Council took action on the following projects:

- i. *Approved Site Development Permit and Parking Agreement with Almaden Corner, LLC for the Market/San Pedro Square Garage. (H18-038)*
- ii. *Approved General Plan Amendment, General Plan Text Amendment, Planned Development Rezoning, Tentative Map, and Planned Development Permit (GP18-014, GPT19-004, PDC18-037, PD19-019 & PT19-023)*

c. Review and Approve Action Minutes from [12/11/19](#)

Commissioner Allen made a motion to approve the 12/11/19 minutes.

Commissioner Caballero seconded the motion. (7-0-0)

d. Subcommittee Formation, Reports, and Outstanding Business

No Reports

e. Commission Calendar and Study Sessions

January 29, 2020 Study Session: Urban Land Institute Technical Assistance Panel – Presentation on Parking Management

f. The Public Record

No Reports

8. ADJOURNMENT

Meeting adjourned at 6:38 p.m.